

18 Denmark Street



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Brief

To review the current state of 18 Denmark Street in order to form a technical specification which describes the unit as it currently is (not what it could be).

Brief Description of Unit

Unit is currently let by a hairdressing company called "Constantinou" and is Ground Floor only. We could not access unit at time of inspection however.

Architectural

Actual plot dimensions TBC via Measured Survey.

Approximate assumed floor to structural soffit at ground floor is 3.5m, 3.25m in basement.

Walls

Appear to be brick built to the exterior, then covered with render and painted to the front entrance.

Partitions

Appear to be timber ply, plasterboard and then painted.

Floor

Black and white tiled floor finish, structure assumed traditional timber floor joists.

Ceiling

Suspended ceiling tiles.

Doors

The front entrance door appears to be glass with an aluminum border.

Furniture

Mostly hairdressing chairs etc as currently occupied by a hairdressing Tenant.

Signage

Signage to front entrance and small side sign.

Miscellaneous

Nothing to report.

Structural

TBC by Structural Engineer.

Imposed Load

TBC by Structural Engineer.

Superimposed Dead Load

TBC by Structural Engineer.

Mechanical

TBC by Mechanical Engineer.

Electrical

TBC by Electrical Engineer.

Lighting

TBC by Lighting Engineer.

Public Health

TBC by Building Services Engineer.

Acoustic

TBC by Acoustic Consultant.

Security/AV/WiFi

TBC by Security/AV/IT Consultant.

Lifts

N/A

Photos of 18 Denmark Street



Figure 1 Front Elevation

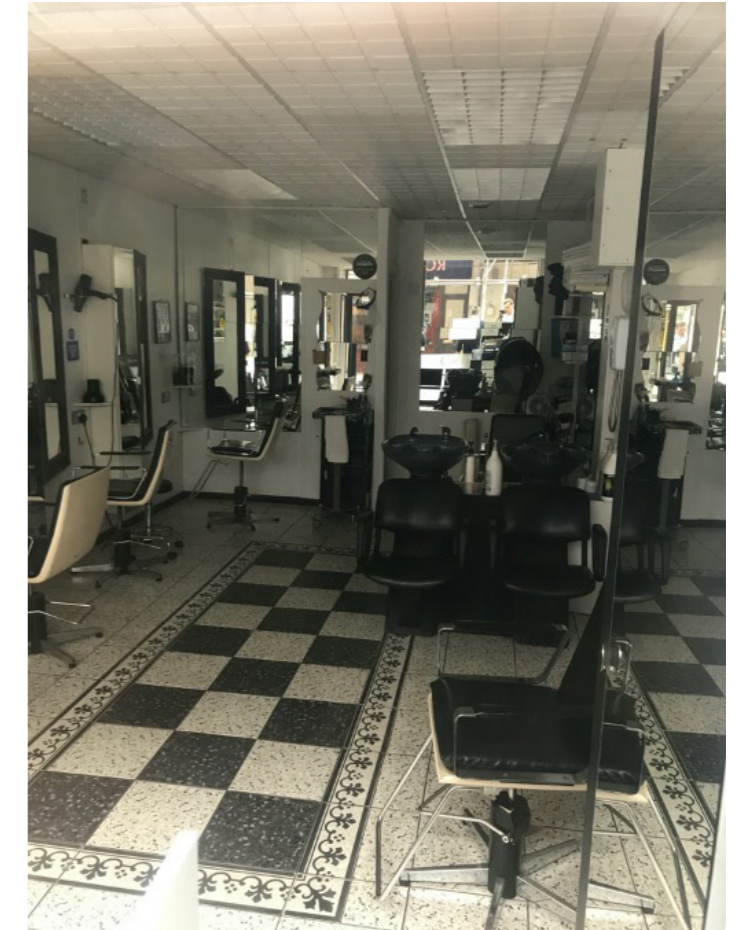


Figure 2 Ground Floor